

## \$594,900 - 4223 206 Street, Edmonton

MLS® #E4419908

**\$594,900**

3 Bedroom, 2.50 Bathroom, 1,868 sqft

Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Welcome home to the 'Willow' in Edgemont Place by multi-award-winning builder, Rohit! This gorgeous 2-storey home features an open-concept plan, and the magazine-worthy "Neoclassical Revival" interior design. Enjoy the open concept living area with soaring ceilings and modern & natural finishings throughout. The kitchen is a chef's dream with massive quartz island, ample cabinetry & pantry. The adjacent dining is the perfect spot to host your dinner parties! Primary bedroom on upper level is your own personal oasis with a 4pce ensuite & a wide walk-in closet. Two more bedrooms with a 4pce main bath, an office, a bonus room and the front attached garage. Unbelievable proximity to commercial amenities, recreation facilities and schools, see document tab for further info! Property under construction - Photos are of a different home with the same layout and interior colour palette. Please refer to the floor plan.

Built in 2025

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4419908  |
| Price     | \$594,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,868                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 4223 206 Street     |
| Area        | Edmonton            |
| Subdivision | Edgemont (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6M 3E3             |

### Amenities

|           |   |
|-----------|---|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Detectors Smoke, See Remarks |
| Parking   | Double Garage Attached  |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Flat Site, No Back Lane, Paved Lane, Playground Nearby, Schools, Shopping Nearby, Stream/Pond |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 31st, 2025 |
| Days on Market | 78                 |
| Zoning         | Zone 57            |
| HOA Fees Freq. | Annually           |

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Listing information last updated on April 19th, 2025 at 5:02pm MDT